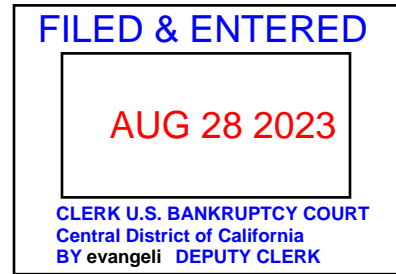


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JOSEPH RUBIN

[Caption continued on next page]



**CHANGES MADE BY COURT**

**UNITED STATES BANKRUPTCY COURT**  
**CENTRAL DISTRICT OF CALIFORNIA**  
**LOS ANGELES DIVISION**

In re:  
GLENROY COACHELLA, LLC,  
Debtor.

Case No. 2:21-bk-11188-BB

Chapter 7

RICHARD A. MARSHACK, solely in his  
capacity as Chapter 7 Trustee for the  
bankruptcy estate of Glenroy Coachella,  
LLC,  
Plaintiff,

Adv. Proc. No. 2:23-ap-01080-BB

**Order Approving Stipulation to Vacate  
Default Entered Against Defendant  
Joseph Rubin**

v.

[No Hearing Required]

ASR DEVELOPMENT CO., a California  
corporation;  
DESERT MEDICAL PROPERTIES, INC.,  
a California corporation;  
ABRAHAM STUART RUBIN, an  
individual;  
JOSEPH RUBIN, an individual;  
DR. ELLIOT B. LANDER, an individual;  
and  
GARY STIFFELMAN as trustee for the  
STIFFELMAN FAMILY TRUST,  
Defendants.

Case Filed: February 15, 2023  
Default Entered: July 11, 2023

1 The Court having considered the *Stipulation to Vacate Default Entered Against*  
2 *Defendant Joseph Rubin* filed on August 25, 2023, at Adv. Docket No. 48 (the  
3 “**Stipulation**”), and good cause appearing,

4 **IT IS HEREBY ORDERED THAT:**

- 5 1. The Stipulation is approved in its entirety.
- 6 2. The default entered against Defendant Joseph Rubin on July 11, 2023 (Adv.  
7 Dkt. No. 37) is set aside and vacated, **conditioned on Joseph Rubin’s paying counsel**  
8 **for the trustee the sum of \$250 prior to September 11, 2023 as reimbursement for**  
9 **costs the trustee incurred in having Joseph Rubin’s his default entered.**
- 10 3. Defendant Joseph Rubin shall have until September 11, 2023, to respond to  
11 Plaintiff’s Complaint.

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24 Date: August 28, 2023



25 Sheri Bluebond  
26 United States Bankruptcy Judge  
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